

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-7  
AGENDA DATE: Thu 12/02/2004  
PAGE: 1 of 1**

**SUBJECT:** C14H-04-0015 - Conduct a public hearing and approve first reading of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the Gregg House, 2700 E. 12th Street (Boggy Creek Watershed) from Family Residence, Neighborhood Plan (SF-3-NP) combining district zoning to Family Residence, Neighborhood Plan - Historic (SF-3-H-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant Family Residence, Neighborhood Plan - Historic, combining district zoning. Planning Commission Recommendation: To grant Family Residence, Neighborhood Plan - Historic, combining district zoning. Applicant: Leroy Andrews, owner. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Alice Glasco

## ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0015

HLC DATE: September 13, 2004

PC DATE: October 26, 2004

AREA: 6546.63 square feet

APPLICANT: Historic Landmark Commission

AGENT: N/A

HISTORIC NAME: Gregg House

WATERSHED: Boggy Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2700 E. 12th Street

ZONING FROM: SF-3-NP

ZONING TO: SF-3-NP-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence, neighborhood plan (SF-3-NP) district to family residence, neighborhood plan - historic (SF-3-NP-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change from family residence - neighborhood plan (SF-3-NP) district to family residence, neighborhood plan - historic (SF-3-NP-H) combining district zoning. Vote: 6-0 (Fowler, Hooper, and Mather absent).

PLANNING COMMISSION ACTION: Recommended a zoning change from family residence - neighborhood plan (SF-3-NP) district to family residence, neighborhood plan - historic (SF-3-NP-H) combining district zoning. Vote: 8-0.

DEPARTMENT COMMENTS:

The Chestnut Neighborhood Historic Resources Survey lists this property as a medium priority for preservation. The house is under review by the Buildings and Standards Commission for demolition; the owner favors preservation of his family's home.

CITY COUNCIL DATE: December 2, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

Martin Luther King Jr./Airport Blvd. Sector, Mueller  
Neighborhoods Coalition

#### **BASIS FOR RECOMMENDATION:**

The Gregg House represents an early example of African-American home ownership in Austin, the lifestyle of an early 20th century African-American entrepreneur, and meets Historic Landmark Designation Criteria 1, 6, 7, 9 and 11.

**1. Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.** This ca. 1911 house was built by an African-American teamster, who later became a barber catering to a segregated African-American clientele. His wife took in laundry at the house to supplement the family's income. Both of their occupations typified the African-American middle class in Austin in the early 20th century; this house is unusual in that it was built and owned by African-Americans at a time when the majority of the city's black population rented housing, sometimes in alleys. The house was built in a semi-rural area east of the established areas of East Austin, and represents an expansion of the African-American community's settlement of East Austin. Charles Gregg bought the property directly from Henry Ulit, the developer of the area, and paid for the property within 10 years, as evidenced by the Release of the Vendor's Lien filed in 1921.

**6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif.** The Gregg House represents an example of early African-American home ownership in Austin, and is therefore related to other sites representing African-American history in Austin.

**7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.** The house was built and owned by Charles Gregg, who purchased the property and built the house while employed as a teamster for Nalle & Company. The house is a simple board-and-batten structure, and represents a transition in the architectural legacy from rural to urban life in Texas at the turn of the 20th century. The chief advantage to board-and-batten construction was its lower cost; board-and-batten houses were common in rural areas as housing for tenant farmers. While the Gregg House represents the achievement of land ownership by an African-American in Austin in the early 20th century, its construction reflects the means and history of the city's black community.

**9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state or the United**

**States.** The Gregg House represents the development of Austin's African- American community. Gregg was a teamster and barber, both very common occupations for Austin's African-American men at the turn of the century. His wife Sarah took in laundry. Living in segregated Austin, Gregg's options as a barber were either to work at a downtown barbershop catering exclusively to whites, or open his own shop to serve the African-American population. His house represents his success in establishing a business within the segregated Austin society of the time.

**11. Identification with a person or person who significantly contributed to the culture and development of the city, state, or United States.** Charles Gregg (1872-1938?) was born in Texas, according to Federal Census records. He first appears in Austin city directories in 1910-1911 when he is listed as a laborer for Nalle & Company, and lived at 1187 Coleta Street. He purchased this property from Henry Ulit in 1911, and built the current house. He worked for Nalle & Company as a laborer and teamster until around 1923; the 1924 City Directory shows he was employed as a laborer for Austin Sash & Door Company. At some time between 1824 and 1927, Gregg opened the East End Barber Shop, which catered to the African-American population, at 1904 E. 12<sup>th</sup> Street. He remained a barber with his own shop until his death around 1938. Charles Gregg represents an African-American entrepreneur who established a successful "race" business in a time when the lines of segregation in Austin were tightly drawn.

**PARCEL NO.:** 02101201040000      **DEED RECORD:** Unknown, but house has remained in Gregg family since 1911.

**ANNUAL TAX ABATEMENT:** \$390 (owner-occupied rate) ; \$198 (income- producing rate) .City tax exemption: \$103 (owner-occupied rate); \$51 (income-producing rate).

**APPRAISED VALUE:** \$36,858

**PRESENT USE:** Vacant

**CONSTRUCTION/DESCRIPTION:** One-story irregular-plan board-and-batten house with unknown fenestration.

**CONDITION:** Poor

**PRESENT OWNERS**

C H Gregg Estate \* Leroy Andrews  
1701 Tamara Court  
Round Rock, Texas 78681

DATE BUILT: ca. 1911

ALTERATIONS/ADDITIONS: Original windows have been replaced; house is currently boarded-up.

ORIGINAL OWNER(S): Charles H. and Sarah Gregg (1911).

OTHER HISTORICAL DESIGNATIONS:

NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, the Chestnut Neighborhood Historic Resources Survey lists this property as a medium priority for preservation.

EAST 16TH STREET

SF-3-NP  
00-2011  
SF-3-NP  
00-2011  
CAFE  
00-2011

CS-MU-CO-NP

SF-3-NP  
00-2011  
SF-3-NP  
00-2011  
SF-3-NP  
00-2011

SF-3-NP  
00-2011  
P-NP  
SF-3-NP  
00-2011

SF-3-NP  
00-2011

SF-3-NP  
00-2011

EAST 14TH STREET

CS-MU-CO-NP

SF-3-NP  
00-2011  
SF-3-NP  
00-2011

COLEB AVENUE

SF-3-NP  
00-2011  
SF-3-NP  
00-2011

EDNEY AVENUE

SF-3-NP  
00-2011

EAST 13TH STREET

SF-3-NP  
00-2011  
SF-3-NP  
00-2011  
CS-MU-CO-NP  
CHURCH  
FAST FOOD  
00-2011

SF-3-NP  
00-2011  
SF-3-NP  
00-2011

SF-3-NP  
00-2011

P-NP

EAST 12TH STREET

MABSON FIELD

MF-3-NP  
01-0150

URBAN RENEWAL AREA

ROSEWOOD PARK

MF-3-NP  
70-146  
01-0150

NEW YORK BLVD

ROSEWOOD PARK

P-NP  
01-0150

RECREATION CENTER

70-146  
VACANT

P-NP

SF-3-NP  
01-0150

SOLID V  
DISPO:

P-

P85.

01-C

SF-3-NP  
01-0150

SF-3-NP  
01-0150

CRANW STREET

P-NP  
P65-338  
82-11

SF-3-NP

SUBJECT TRACT  
ENDING CASE  
ONING BOUNDARY  
SE MGR: S. SADOWSKY

HISTORICAL DEMOLITION PERMIT  
CASE #: HDP-04-0182  
ADDRESS: 2700 E 12TH ST  
SUBJECT AREA (acres): N/A

DATE: 04-07  
INTLS: SM

CITY GRID  
REFERENCE  
NUMBER  
K23



OCCUPANCY AND OWNERSHIP HISTORY  
2700 E. 12<sup>th</sup> Street

From City Directories, Austin History Center  
Historic Preservation Office  
July, 2004

1963	Mrs. Lillian Andrews (owner) No occupation listed
1962	Mrs. Lillian Andrews (owner) No occupation listed
1961	Mrs. Lillian Andrews (owner) No occupation listed
1960	Mrs. Lillian Andrews (owner) No occupation listed
1959	Mrs. Lillian Andrews (owner) No occupation listed
1958	Mrs. Lillian Andrews (owner) No occupation listed
1957	Mrs. Lillian Andrews (owner) No occupation listed
1956	Mrs. Lillian Andrews (owner) No occupation listed
1955	Mrs. Sarah Gregg (owner) No occupation listed
1954	Mrs. Sarah Gregg (owner) No occupation listed
1953	Mrs. Sarah Gregg (owner) No occupation listed
1952	Mrs. Sarah Gregg (owner) No occupation listed
1951	Mrs. Sarah Gregg (owner)

	No occupation listed
1950	Mrs. Sarah Gregg (owner) No occupation listed
1949	Mrs. Sarah Gregg (owner) No occupation listed
1947	Mrs. Sarah Gregg (owner) No occupation listed
1944-45	Mrs. Sarah Gregg (owner) No occupation listed
1942	Mrs. Sarah Gregg (owner) No occupation listed
1941	Mrs. Sarah Gregg (owner) No occupation listed
1940	Mrs. Sarah Gregg (owner) No occupation listed
1939	Mrs. Sarah Gregg (owner) No occupation listed
1937	Charles H. (Sarah) Gregg (owner) Barber
1935	Charles H. (Sarah) Gregg (owner) Barber, 1908 E. 12 <sup>th</sup> Street
1932-33	Charles H. (Sarah) Gregg (owner) Barber, 1908 E. 12 <sup>th</sup> Street
1930-31	Charles H. (Sarah) Gregg (owner) Barber, 1908 E. 12 <sup>th</sup> Street
1929	Charles H. (Sarah) Gregg (owner) Proprietor, East End Barber Shop, 1904 E. 12 <sup>th</sup> Street
1927	Charles H. (Sarah) Gregg (owner) Proprietor, East End Barber Shop, 1904 E. 12 <sup>th</sup> Street

1924	Charles H. (Sarah) Gregg (owner) Laborer, Austin Sash & Door Company
1922	Charles H. (Sarah) Gregg (owner) Laborer, Nalle & Company
1920	Charles H. (Sarah) Gregg (owner) Driver, Nalle & Company
1918	Charles H. (Sarah) Gregg (owner) Teamster, Nalle & Company
1916	Charles H. (Sarah) Gregg (owner) Teamster, Nalle & Company
1914	Charles H. (Sarah) Gregg (owner) Driver, Nalle & Company
1912-1913	Charles H. (Sarah) Gregg (owner) Teamster, Nalle & Company
1910-11	Address not listed in City Directory: Charles and Sarah Gregg are listed as living at 1187 Colita Street

#### 1930 CENSUS INFORMATION

Charles Gregg was born in Texas in 1872; Sarah Gregg was born in Texas in 1877. They married in 1897. The 1930 Census lists Charles as a barber and Sarah as a laundress working out of the house.

# Historic Resources Survey of Chestnut Neighborhood

Site ID: 337

Address: 2700 E. Twelfth Street

Date of Construction: 1910 Estimated ☒ Factual

Architectural/Historical/Cultural Value Assessment: ☐ HIGH ☒ MEDIUM ☐ LOW

## Assessment Statement:

Example of a distinctive building type or architectural style that has undergone moderate alterations or deterioration; despite alterations or deterioration, resource retains much of its original form and character; contributes significantly to local history or broader historical patterns; since little historical information was gathered for the current survey, this resource's preservation priority may be upgraded if later research reveals important historical or cultural associations.

## Photo:

Facing: NE

Roll: 15

Frame: 12



Tax Parcel No: 02101201040000

Owner Name: GREGG, C H ESTATE

Legal Description: W 50 FT OF LOT 3 BLK 2  
OLT 30 DIV B ULIT H RESUB

Owner Address: 2700 EAST 12TH STREET  
AUSTIN TX 78702-1501

Historic Name:

Current Function: Vacant

Architect/Builder:

Historic Function: Domestic: Single-Family

Original Location: ☒

Stylistic Influence:

Date Moved:

Name of Surveyor: HHM&M

Photo References

Date of Survey: January 2001

Roll	Frame
15	12

# A. APPLICATION FOR HISTORIC ZONING

## PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S): <u>C14H-04-0015</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: <input checked="" type="checkbox"/> YES / NO
CASE MANAGER: <u>Steve Sadowsky</u>	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

## BASIC PROJECT DATA:

1. OWNER'S NAME: <u>C.H. Gregg Estate % Larry Andrews</u>
2. PROJECT NAME: <u>Gregg House</u>
3. PROJECT STREET ADDRESS (or Range): <u>2700 E. 12th Street</u>
ZIP <u>78702</u> COUNTY: _____
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> SIDE OF _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS APPROXIMATELY _____ DISTANCE FROM ITS INTERSECTION WITH _____ CROSS STREET.

## AREA TO BE REZONED:

4. ACRES _____	(OR)	SQ.FT. <u>6546.3</u>			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3-NP</u>	<u>Residential</u>	_____	<u>6546.3</u>	<u>Residential</u>	<u>SF-3-NP-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

## RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: _____
9. SITE PLAN? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Unit H Resub  
Block(s) 2 Lot(s) N 50 ft. of lot 3 Outlot(s) 30 Div. B  
Plat Book: \_\_\_\_\_ Page \_\_\_\_\_  
Number: \_\_\_\_\_  
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: \_\_\_\_\_ PAGE: \_\_\_\_\_ TAX PARCEL I.D. NO. 02-101201040000

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO  
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) \_\_\_\_\_  
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO  
14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)  
TRIPS PER DAY: \_\_\_\_\_  
TRAFFIC SERIAL ZONE(S): \_\_\_\_\_

OWNERSHIP TYPE:

15. SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST  
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

*INITIATED BY THE HISTORIC LANDMARK COMMISSION*

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION  
SIGNATURE: N/A NAME: LEROY ANDREWS  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
STREET ADDRESS: 1701 Tamara Court  
CITY: ROUND ROCK STATE: Tx. ZIP CODE: 78681  
EMAIL ADDRESS: \_\_\_\_\_

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION  
SIGNATURE: Steve Sadowsky NAME: Steve Sadowsky  
FIRM NAME: HISTORIC Pres. Commission TELEPHONE NUMBER: 974-6454  
STREET ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
CONTACT PERSON: Steve Sadowsky TELEPHONE NUMBER: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_

DEPARTMENTAL USE ONLY: \_\_\_\_\_

## D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

### SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Steve Ladousky 8-4-04  
Signature Date

\_\_\_\_\_  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

### INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

N/A \_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

## E. ACKNOWLEDGMENT FORM

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

I, N/A have checked for subdivision plat notes, deed  
restrictions,  
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain  
development restrictions i.e. height, access, screening etc. on this property, located at

\_\_\_\_\_  
(Address or Legal Description)

\_\_\_\_\_  
If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes,  
deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve  
it. I also acknowledge that I understand the implications of use and/or development restrictions that are a  
result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions,  
restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Steve Sadounsky  
(Applicant's signature)

8-4-04  
(Date)